PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, June 3, 2009 - 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber


Certification of Publication: Planning Board Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha on Monday, May 25, 2009.

Applicant or Representative: Please attend the meeting to present your case to the Planning Board. Decisions to approve, deny, or continue the case for additional information will be made by the Planning Board today.

Disposition Agenda: Cases that are placed on the disposition agenda have already been heard, or been recommended for layover, or are perceived to be non-controversial. When a disposition agenda case is called, anyone with an interest in the case may request that the case be moved to the regular agenda for discussion. The Planning Board in accordance with the Planning Department’s recommendations will act on any case that is not removed from the disposition agenda. Disposition agendas will be available at the meeting.

Planning Board Members: Pre-meeting will be on Wednesday, June 3, 2009 at 11:30 a.m. Meet in the Planning Department Central Conference Room.

Planning Board agenda and other information regarding the Planning Board and Planning Department is available on the Internet at http://www.ci.omaha.ne.us/planning. The agendas available on the Internet are subject to change and are for convenience purposes only. A copy of the official agenda, kept continually current, shall be available for public inspection at the office of the Omaha Planning Department, 1819 Farnam Street, Suite 1100, Omaha, Nebraska, during normal business hours.

ADMINISTRATIVE MEETING

Subdivision Plats

1. C12-09-036
   Omaha Public Power District
   REQUEST: Final Plat approval of OMAHA PUBLIC POWER DISTRICT SUBDIVISION WEST, a subdivision outside the city limits
   LOCATION: Northeast of 204th and Pacific Streets

Hold Over Cases

2. C10-09-059
   C12-09-060
   Northwest Bible Fellowship
   REQUEST: Preliminary and Final Plat approval of NORTHWEST BIBLE FELLOWSHIP, a minor plat located outside the city, with a waiver of Section 53-9(9), Improvements for sidewalks, with rezoning from AG to DR
   LOCATION: Southeast of Highway 133 and Pawnee Road
3. C10-07-281
   C12-07-282
   C10-00-201
   HyVee, Inc.
REQUEST: Preliminary Plat approval of PACIFIC SPRINGS PLACE, a subdivision outside the city limits, with rezoning from AG and MU to MU, and approval of a Major Amendment to the Mixed Use District Development Agreement for Pacific Springs
LOCATION: Northeast of 180th and Pacific Streets

Overlay Districts

4. C9-09-043
   Mike Moylan
REQUEST: Approval of a Parking Overlay District
LOCATION: 2129 Binney Street

Rezonings

5. C10-09-069
   C7-09-070
   Abdulrahman Y. Mohamed
REQUEST: Rezoning from GI to R4, and Approval of a Conditional Use Permit to allow Religious assembly in a R4 District
LOCATION: 3902 Lake Street

6. C10-09-081
   AP Investments, LLC
REQUEST: Rezoning from R8 to MU
LOCATION: Northwest of 186th Avenue and West Dodge Road

Special Use Permits

7. C8-09-068
   Northwest Bible Fellowship
REQUEST: Approval of a Special Use Permit to allow Religious assembly in a DR District (pending)
LOCATION: Southeast of Highway 133 and Pawnee Road

Regular Agenda

Master Plan Referrals

8. C3-09-095
   Planning Department on behalf of the City of Omaha
REQUEST: Approval of an Amendment to the Urban Development Element of the Master Plan regarding development in the Future Development Zone
LOCATION: Omaha and 3-mile extraterritorial jurisdiction

9. C3-09-106
   Planning Department on behalf of the City of Omaha
REQUEST: Approval of an Amendment to Chapter 55 Zoning regarding Section 55-845 Areas of special graphic control.
LOCATION: Omaha and 3-mile extraterritorial jurisdiction

10. C3-09-107
    Planning Department on behalf of the City of Omaha
REQUEST: Approval of an Amendment to Chapter 55 Zoning regarding Section 55-742 Parking of personal vehicles on residential lot.
LOCATION: Omaha and 3-mile extraterritorial jurisdiction
Subdivisions

11. C12-09-090  C10-09-091  
   Jay Bolding  
   REQUEST: Preliminary and Final Plat approval of DRUID HILL ADDITION REPLAT 7, a minor plat inside the city limits, with rezoning from R4(35) and GI to GI  
   LOCATION: 3167 Spaulding Street

12. C10-09-099  C12-09-100  
   Randy Meyer/Meyer & Associates  
   REQUEST: Preliminary and Final Plat approval of TANGIER CENTER, a minor plat inside the city limits, and Approval of an MCC Overlay District  
   LOCATION: Southeast of 84th Street & West Center Road

13. C10-09-101(a)  C12-09-101  
   Brad Underwood  
   REQUEST: Preliminary and Final Plat approval of CEDAR FARM, a minor plat outside the city limits, with rezoning AG and DR to DR  
   LOCATION: 8605 North 225th Street

14. C10-09-103(a)  C12-09-103  
   Calamar Enterprises, Inc.  
   REQUEST: Preliminary and Final Plat approval of SUGAR’S PLACE, a minor plat outside the city limits, with rezoning from AG to DR and R6  
   LOCATION: Northwest of 156th and Ida Streets

15. C12-09-104  
   Stapel Group, LLC  
   REQUEST: Preliminary and Final Plat approval of “J” STREET INDUSTRIAL PARK, a minor plat outside the city limits  
   LOCATION: 10415 “J” Street

Overlay Districts

16. C10-05-178  C11-05-178(a)  
   Brookestone Meadows, Inc.  
   REQUEST: Rezoning from AG and R7 to R7 and Approval of a Major Amendment to the Planned Unit Development  
   LOCATION: 525 South 204th Street

Rezonings

17. C10-09-085  
   Kim L. Kowalewski  
   REQUEST: Rezoning from GI to R5  
   LOCATION: 2117 Poppleton Avenue

18. C10-09-087  
   Daniel J. Hazuka  
   REQUEST: Rezoning from DR to R5  
   LOCATION: 6011 Holmes Street

19. C10-09-088  
   Mark Van Der Hart  
   REQUEST: Rezoning from R6 to GC  
   LOCATION: 20558 Glenn Street

20. C10-09-098  
   Kristi Lee  
   REQUEST: Rezoning from R7 to R4  
   LOCATION: 1124 South 30th Avenue
21. C10-05-208
   C12-05-209
   Roanoke, Inc.
   REQUEST: Approval of a Major Amendment to a Mixed Use Development Agreement for Roanoke Business Park
   LOCATION: Southeast of 120th and Fort Streets

22. C8-09-086
    Abdikadir Muya
    REQUEST: Approval of a Special Use Permit to allow Day care (general) in a R5(35) District
    LOCATION: 3611 Seward Street

23. C8-09-092
    7 Day Auto
    REQUEST: Approval of a Special Use Permit to allow Automotive sales in a GC District
    LOCATION: 4911 South 72nd Street

24. C8-09-093
    Tibebe Wolde
    REQUEST: Approval of a Special Use Permit to allow Automotive sales in a GC District
    LOCATION: 3156 (3152) Leavenworth Street

25. C8-09-097
    Compassionate Memory Care
    REQUEST: Approval of a Special Use Permit to allow Large group living in a R2 District
    LOCATION: 2402 North 102nd Street

26. C8-04-265
    Ron Hansacker
    REQUEST: Approval of a Major Amendment to a Special Use Permit to allow Scrap and salvage services in a GI District
    LOCATION: 1701-1715 South 13th Street

27. C7-09-083
    Patrick Lindsey
    REQUEST: Approval of a Conditional Use Permit to allow Religious assembly in a R4 District
    LOCATION: 15002 Blondo Street

28. C7-09-096
    Linda Lunt
    REQUEST: Approval of a Conditional Use Permit to allow Medical office in a LO District
    LOCATION: 1938 North 85th Street

29. C7-09-102
    Marcella Gilbert
    REQUEST: Approval of a Conditional Use Permit to allow a Kennel in a DR District
    LOCATION: Northwest of 156th and Ida Streets

30. C14-09-084
    Planning Board
    REQUEST: Vacation of the west 2’ of 38th Avenue from Davenport to Chicago Street and the south 1’ of Chicago Street from 38th Avenue to 40th Street

31. C14-09-089
    Property Owner
    REQUEST: Vacation of the south 11’ of Spring Street from 24th Street east 80.10’
### Dedications

<table>
<thead>
<tr>
<th>Request Number</th>
<th>Request</th>
<th>Location</th>
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<tbody>
<tr>
<td>C16-09-105</td>
<td>Plat and Dedication of the south 17’ of Lot 1, OPPD SUB 3453</td>
<td>Northwest of 201st and Pacific Streets</td>
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**MINUTES TO BE APPROVED:** May 6, 2009

If alternative (tape) to the agenda is needed, please advise Cheri Rockwell. A 72-hour advance notice is required.